

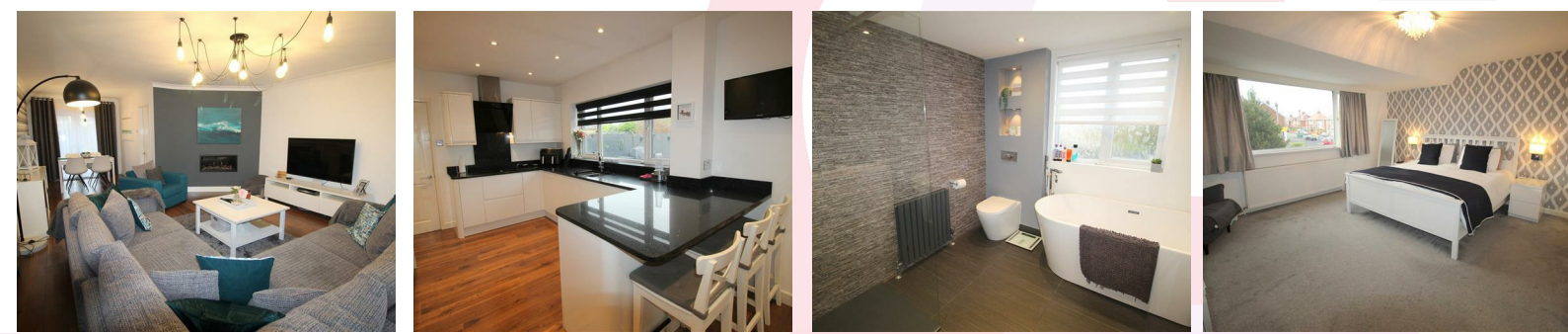
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HEADROOMGATE ROAD, LYTHAM ST. ANNES **ASKING PRICE £359,950**
FY8 3BG

- ABSOLUTELY STUNNING 3 BEDROOM SEMI DETACHED FAMILY HOME LOCATED IN HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- SPACIOUS LOUNGE AND DINING AREA - SEPARATE STUDIO / OFFICE / GYM - DINING KITCHEN - 3 BEDROOMS - UTILITY ROOM / WC
- WITHIN CLOSE PROXIMITY OF LOCAL SCHOOLS AND SHOPS, TRANSPORT LINKS AND MOTORWAY ACCESS
- LARGE PRIVATE GARDENS - DRIVEWAY - EPC RATING: C

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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Entrance Porch

UPVC door with double glazed glass inserts, tiled flooring, wall light, door leading into:

Hall

UPVC double glazed window to the side, radiator, large storage cupboard, further storage cupboard housing meters, door leading into:

Lounge / Dining Room

30'0 x 15'2

UPVC double glazed bay window to the front, UPVC double glazed patio doors leading to the rear garden, radiator, ceiling cornice, television and telephone points, feature hole in the wall living flame gas fire.

Kitchen Diner

16'7" x 12'5"

UPVC double glazed windows to the side and rear, open plan kitchen with white high gloss base and eye level kitchen cabinets with complimentary black quartz work surfaces, one and a half stainless steel sink with mixer tap, integrated 'Neff' double oven and microwave, integrated dishwasher, radiator, door leading to the dining area, door leading to:

Studio / Office

9'10" x 14'1"

UPVC double glazed patio doors opening onto the patio area with an electric roller shutter garage door on the other side, wall mounted electric heater, recessed spotlights and power points. Ideal use as a home gym / studio or office with plenty of storage space.

Utility / WC

UPVC double glazed window, WC, vanity wash hand basin with mixer tap, heated towel rail, plumbing for washing machine, space for tumble dryer.



First Floor Landing

UPVC double glazed windows to the side, doors leading to the following rooms;

Bedroom One

15'3" x 15'1"

UPVC double glazed window to the front, television point, radiator.

Bedroom Two

15'10" x 11'2"

Two UPVC double glazed windows to the rear, radiator.

Bedroom Three

9'10 x 6'5"

UPVC double glazed window overlooking the front, radiator.

Bathroom

Contemporary four piece suite comprising: freestanding double ended bath with chrome mixer tap and shower attachment, vanity wash hand basin with mixer tap, WC with hidden cistern, large shower with single glazed screen and chrome shower head with further shower attachment.

Outside

To the front is a large low maintenance front garden with a driveway to the side providing off street parking for several cars. To the rear there is large grey slate porcelain tiled patio accessed from the dining space leading to a lawned area. Further grey slate patio to the rear with pergola which is perfect for entertaining.

Other details

* Bedroom two was previously two separate bedrooms which can be easily converted back to.
Council Tax - E (£2,646.00 per annum)
Tenure: Leasehold - 776 years left on the lease
Ground rent fee: £18.00 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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